

RESOLUTION
Of
THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF REDEVELOPER FOR RE-USE PARCEL R12b IN THE
SOUTH END URBAN RENEWAL AREA, AND RELATED MATTERS.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, the aforesaid Urban Renewal Plan designates Re-use Parcel R12b for residential and institutional uses, and

WHEREAS, the Salvation Army has proposed development of said Parcel R12b as an alcoholic halfway house,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. The Salvation Army be and hereby is tentatively designated as developer for South End Re-use Parcel R12b, subject to submission of a satisfactory Site Plan and a construction schedule, publication of public disclosure information, and issuance of approvals required by the Housing Act of 1949, as amended.
2. Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. It is hereby determined that the said Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(3) of the Housing Act of 1949, as amended.

MEMORANDUM

June 22, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue

SUBJECT: SOUTH END URBAN RENEWAL AUTHORITY (MASS. R-56)
ACQUISITION

SUMMARY: A SALVATION ARMY FACILITY FOR TREATMENT OF ALCOHOLICS IS TO BE RELOCATED BY BRA FROM ITS PRESENT LOCATION AT 407-409 SHAWMUT AVENUE. AFTER CONSIDERING A NUMBER OF ALTERNATIVES, IT IS RECOMMENDED THAT THE SALVATION ARMY BE TENTATIVELY DESIGNATED DEVELOPER OF RE-USE PARCEL R12b FOR PROPOSED RELOCATION OF ITS CENTER. A RE-SCHEDULING OF THE ACQUISITION OF THE THREE PROPERTIES COMPRISING RE-USE PARCEL R12b IS NECESSARY.

The Salvation Army owns a facility for treatment of alcoholics located at 407-409 Shawmut Avenue in the South End. At one time the Salvation Army planned to expand its alcoholic program at that location. Under the conditions of the South End Urban Renewal Plan, however, this property is scheduled for acquisition by the Boston Redevelopment Authority, as it will be located directly across the street from an elementary school, and in the immediate vicinity of a community recreation center.

The Salvation Army has stated a strong preference for developing an alcoholic halfway house in the South End, as it feels it can perform a useful function there. The South End staff and the Salvation Army have worked diligently to find a location in the project area which would both be acceptable to the Salvation Army and raise the least objections from the community.

After considering a number of alternatives, the best compromise appears to be Parcel R12b, which is on Northampton Street, near Washington Street. According to the South End Plan, this site is designated for "housing-institutional", and a change in the plan would not be needed to accommodate the kind of development planned by the Salvation Army.

The program for the proposed Salvation Army Center is outlined as follows:

1. To encourage men with an alcoholic problem to initiate a program of rehabilitation.
2. A Halfway House. A small residential unit for persons in later stages of rehabilitation; a residence program for men who had successfully terminated their rehabilitation program at the Brookline Avenue Center, and who would now be working in the community; term of residence, up to ninety days; facilities for up to six men.
3. A Day Center and Evening Center. For establishing and maintaining contact, counseling and support for men whose problem had been arrested, and who were now living and working in the community, i.e., follow-up services.

The Salvation Army has expressed a desire to start construction during 1968, and requested a tentative designation of developer of Site R12b in order to complete fund raising for its development program.

Parcel R12b presently contains three properties located at 91 through 115 Northampton Street. A total of four families, a small hotel, and one business presently occupy the site. Acquisition is scheduled for 1970; consequently, a rescheduling of these properties is required to accommodate the Salvation Army's schedule. By rescheduling acquisition to January-June, 1968, the owners will have from six months to one year's notice of the change in acquisition periods. The South End Project Director has contacted the property owners who have indicated they will not object to the rescheduling.

I recommend: (1) the Salvation Army be tentatively designated developer of Re-use Parcel Number R12b, and (2) the acquisition staging plan be amended to change the acquisition of the properties located at 109 through 115 Northampton Street comprising Re-use Parcel Number R12b, from July-December, 1970, to the period January-June, 1968.